

CHARTER TOWNSHIP OF MONITOR  
ZONING BOARD OF APPEALS  
January 19, 2012

The meeting was called to order by Horen at 7:00 p.m.  
Pledge of Allegiance was recited by all.

Members present: J. Horen, D Darland, J Gwizdala, T. Miller, J Krueger  
Members absent: W. Sinke  
Also present: None

Also in Attendance Were: Jean and John Landosky, Joe Gwizdala, Jr.

**Motion by Miller seconded by Darland to adopt the agenda as presented.**  
Motion carried.

**Motion by Darland seconded by Krueger to approve the minutes of September 15, 2011 as presented.**

Roll Call Vote:  
Yes: Darland, Gwizdala, Miller, Krueger  
No: None  
Abstain: Horen (absent at last meeting)  
Absent: Sinke  
**Motion carried.**

**Public Input**

Public input was opened at 7:04 p.m and closed at 7:05 p.m. with no one wishing to speak.

**New Business**

**Election of Officers**

**Motion made by Darland for elective officers to remain as they were for 2011. Supported by Gwizdala.**

Roll call vote:  
Yes: Horen, Darland, Gwizdala, Miller, Krueger  
No: None  
Absent: Sinke

**Motion carried.** Officers for 2012 are the same as those for 2011. Horen Chairperson, Sinke Vice-Chairperson, Miller Secretary.

Landosky Front and Rear Yard Variance 3168 Old Kawkawlin Rd. 09-100-001-200-105-00,  
09-100-001-200-090-00

Chair Horen read the notification letter sent to neighbors of the Landosky variance request. Chair Horen noted that the Board received a letter of support from a neighbor at 3234 2 Mile Rd., and indicated that all the letters received the by ZBA have supported granting the variance request.

Mr. Landosky wishes to tear down the house at 3162 Old Kawkawlin and build a pole barn in its place which would be within a foot of the size of the present house. He would then combine the two

properties. Mr. Landosky noted that the property is pie-shaped. He submitted pictures of the property for reference with his application.

Darland noted the need to keep the pole barn at 90% of the size of the house which would be 853 sq. ft. allowing for a pole barn approximately 24' x 36' to meet the ordinance requirement. This is a non-conforming lot.

Mr. Landosky questioned the square footage of the house that was given by the assessor.

The applicant initialed a change in his request from a 30'x 40' to a 24' x 36' pole barn or 90% of the existing home at 3168 Old Kawkawlin with a maximum of 1200 sq. ft.

**Darland moved that if the existing house is removed on 3162 Old Kawkawlin (09-100-001-200-090-00), and if 3168 Old Kawkawlin (09-100-001-200-105-00) is legally joined with that property, the ZBA recognizes the difficulty of building on a non-conforming lot and, meeting the criteria of Sec. 18.10 of the zoning ordinance, would grant a setback variance if the proposed pole barn to be constructed on 3162 Old Kawkawlin is: restricted to approximately 90% of the existing home or 24' x 36' or approximately 853 sq. ft; the rear of the pole barn is in line with the existing home; and the 36' side of the pole barn is parallel with the road with a minimum of an 8' (eight foot) setback from the existing garage. If the existing square footage of the residence is greater than records indicate, then the proposed pole barn could be expanded up to 90% of that or 1200 sq. ft. whichever is less. Supported by Gwizdala.**

Roll call vote:

Yes: Gwizdala, Miller, Krueger, Horen, Darland

No: None

Absent: Sinke

**Motion carried.**

### **Communication**

**Darland moved to accept Communications. Supported by Horen. Motion carried.**

Darland wanted to clarify after discussion with Klender Design that there is no standard size for signs. There are some materials that come in 2' x 8' lengths, but there is no standard size sign. There was mention by an applicant at a previous meeting that signs came in certain lengths.

Motion by Krueger supported by Gwizdala to adjourn. Motion carried.

The meeting was adjourned at 8:02 p.m.

Respectfully,

Terry Miller  
Secretary

TM/jw